

HARDIMANS



Ohio Close

Carlton Colville, Lowestoft, NR33 8TQ

£975 PCM



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A lovely family home in the sought after area of Carlton Colville. The property comprises 3 Bedrooms, a large lounge, fully fitted modern kitchen with light grey Shaker style units, utility room, family bathroom, a brickweave drive with car standing and Garage, pleasant lawned gardens, with lovely patio area. The house benefits from Gas central heating, and sealed unit double glazing.

GROUND FLOOR CLOAKROOM

low level WC, vanity washbasin, ceramic tiled floor, UPVC window, radiator

GOOD SIZE LOUNGE

13'7 x 15'3 (4.14m x 4.65m)

into stairwell, Karndean floor, UPVC window, radiator, opening to

KITCHEN/DINER

15'4 x 10' (4.67m x 3.05m)

Karndean floor, range of modern light Grey Shaker style wall and base units, laminate worktops, inset 5 ring gas burner hob, inset double electric fan oven, recess and plumbing for dishwasher, modern stainless steel sink, mixer tap above, pan drawers, inset spotlighting, extractor fan, 2 UPVC windows to rear aspect, radiator, large under stairs recess for electricity fuse board, door to

GOOD SIZE UTILITY ROOM

7'4 x 9' (2.24m x 2.74m)

with tile affect Karndean floor, recess and plumbing for washing machine, space for tumble ddryer, space for fridge/freezer, full range of Grey wall and base units with integrated wine rack, inset 1 1/2 bowl sink unit with shower head tap, UPVC window, half glazed UPVC door to rear, radiator, inset spotlights.

BATHROOM

panel bath with shower over, extensive wall tiling, low level WC, vanity washbasin, airing cupboard containing lagged water cylinder, UPVC window, inset spotlighting, extractor fan.

BEDROOM 1

11'11 x 8'11 (3.63m x 2.72m)

fitted carpet, UPVC window, roller blinds, light fitting, radiator.

BEDROOM 2

11'8 x 7'8 (3.56m x 2.34m)

fitted carpet, UPVC window, roller blind, radiator.

BEDROOM 3

7'5 x 6'7 (2.26m x 2.01m)

fitted carpet, radiator, double glazed window, radiator.

OUTSIDE

To the rear, enclosed garden, raised planters, mainly laid to lawn, outside tap, raised decking area, concrete hard standing for shed, gate to side and driveway.

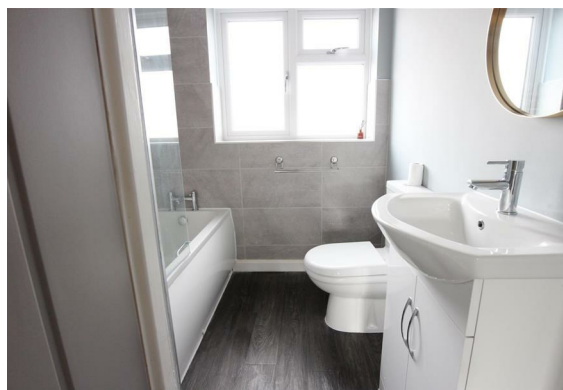
FEES PAYABLE

RENT: £975.00 / DEPOSIT: £1,125

HOLDING DEPOSIT: £225

COUNCIL TAX BANDING B



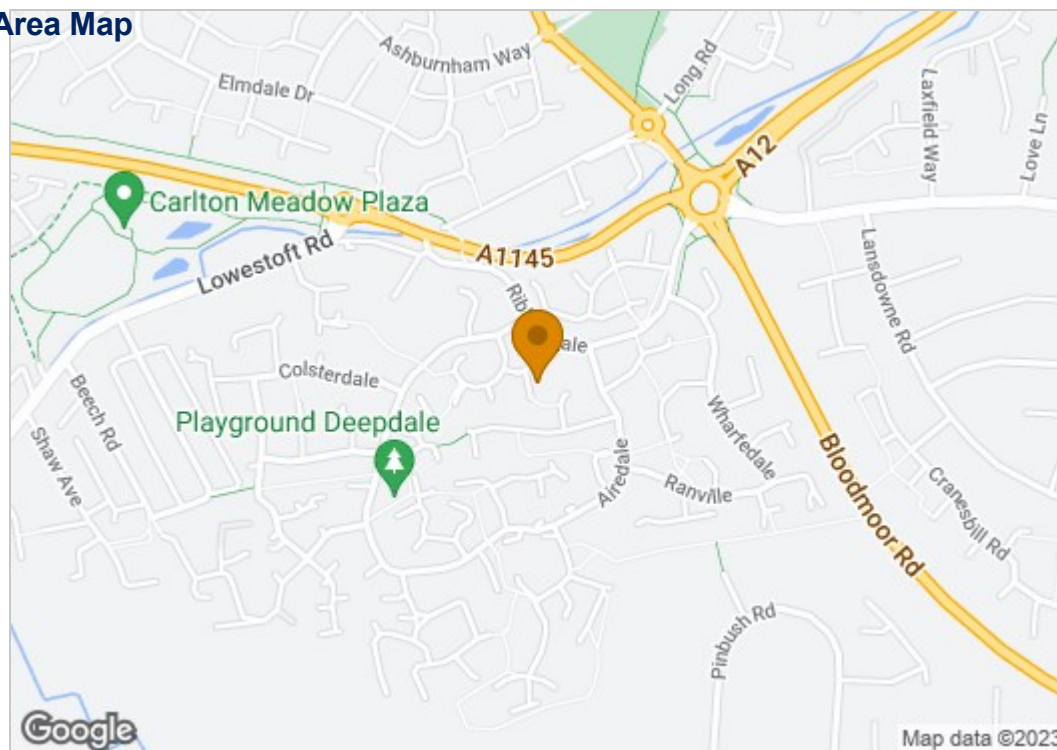


Viewing

Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.

**Hardimans Limited,
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Area Map



Terms of Business

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 18 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- d) Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

ACCEPTANCE: Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

AGREEMENT: An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

UTILITIES: Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

RENT: One month's rent is payable as cleared funds before any keys can be handed over.

DEPOSIT: The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

PETS: Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £10.00 per month increase on the rent.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	86

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	